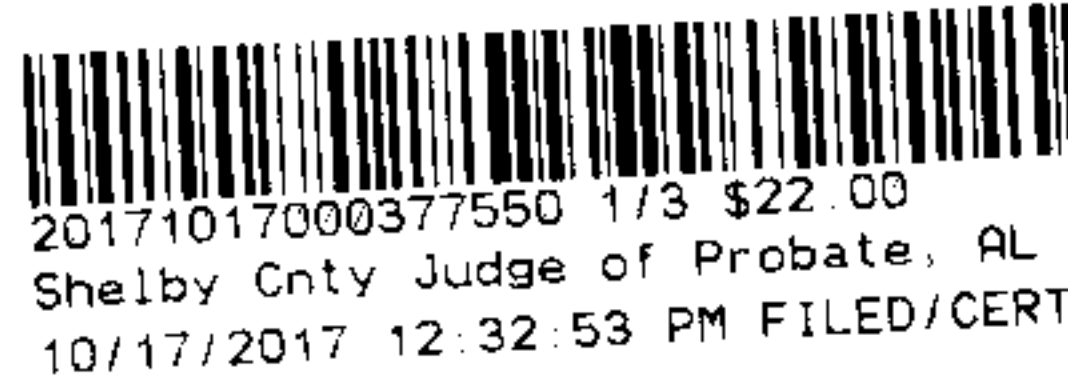


THE STATE OF ALABAMA  
COUNTY OF SHELBY



Chris C. Sargent  
17-013744  
173 Hidden Creek Cv  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That Wells Fargo Bank, NA, an association organized and existing under the laws of the United States of America, whose principal place of business is located at 1 Home Campus, Des Moines, IA 50328, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter called the Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following-described property, situated in the county of Shelby, Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF HIDDEN CREEK TOWNHOMES, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 37, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgement, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever. Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by Tina Richardson, its --Vice President Loan Documentation and attested by Denise Goldston, its Vice President Loan Documentation both thereunto duly authorized, and its corporate seal to be affixed all on this 6th day of October, 2017.

Wells Fargo Bank, NA

Denise Goldston  
Name: Denise Goldston  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 10/06/2017

Tina Richardson  
Name: Tina Richardson  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 10/06/2017

North Carolina  
Wake County

  
20171017000377550 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/17/2017 12:32:53 PM FILED/CERT

I, K Denise Dunn, a Notary Public of Wake County and State of North Carolina, do hereby certify that Tina Richardson and Denise Goldston personally came before me this 6<sup>th</sup> day of October, 2017 and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, NA., and that she, as, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A..  
Witness my hand and official seal, this 6<sup>th</sup> day of October, 2017.

K Denise Dunn  
K Denise Dunn Notary Public

My commission expires August 30, 2020

K Denise Dunn  
NOTARY PUBLIC  
Wake County, NC  
My Commission Expires August 30, 2020

THIS INSTRUMENT PREPARED BY:  
ERIN L. ROBERTS  
SHAPIRO AND INGLE, LLP  
10130 PERIMETER PARKWAY, SUITE 400  
CHARLOTTE, NC 28216

GRANTEE'S ADDRESS:  
Secretary of Veterans Affairs  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

# Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Wells Fargo Bank, N.A.  
Mailing Address 3476 Stateview Blvd  
MAC # X7801-013 (FC)  
Fort Mill, South Carolina 29715

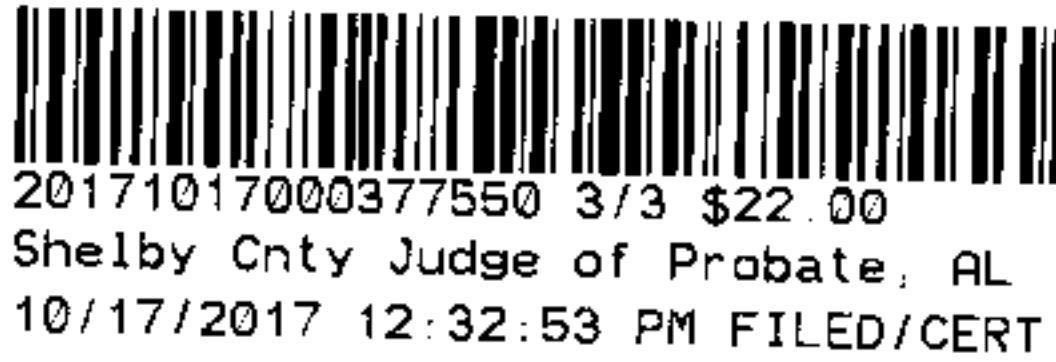
Grantee's Name Secretary of Veterans Affairs  
Mailing Address 3401 West End Ave, 760 W  
Nashville, TN 37203

Property Address 173 Hidden Creek Cv  
Pelham, AL 35124

Date of Sale September 28, 2017  
Total Purchase Price \$10.00 99,179.00

or

Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Notice of Sale |
| <input type="checkbox"/> Closing Statement |  |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 40-22-1 (h).

Date 10/17/17  
\_\_\_\_ Unattested

(verified by)

Print Heleen Ball  
Sign Heleen Ball  
(Grantor/Grantee/Owner/Agent) circle one